

ZONING AND ADJUSTMENT BOARD

June 5, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, June 5, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dossie Singleton, Dale Nichols, Marge Thies, Ron Berry, Richard Cole Jr., Frank Topping, Rusty Mask and Frank Szczepanski. James Sutton, Evan Merritt, and Todd Brown were absent. Meredith Kirste - Zoning and Adjustment Board Attorney, Kathy Ratliff, Zoning Staff Member, and Roberta Rogers, Director of Planning & Development were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Nichols made a motion to approve the minutes from the May 15, 2006, meeting. Mr. Cole seconded the motion and the motion carried.

T2006-0016

Donald P. Johnson

Donald P. Johnson, applicant, was present and requesting a Temporary Use Permit for three (3) years for a care receiver's residence. There were seven (7) notices sent. Of the seven (7) notices sent, two (2) were received in objection and none were received in favor. Thomas Curley and Nick Defiore were present from the audience and sworn in. Mr. Johnson stated that he has taken care of several friends and family members in the past. He also stated Ms. Burns would be living in the travel trailer. Mr. Topping questioned if Mr. Johnson is operating a business. Mr. Johnson stated that he is receiving no pay for his care. Mr. Curley submitted a photo CD into evidence. Mr. Curley stated that he has numerous complaints from loud music to Mr. Johnson operating a plant nursery. Mr. Nichols stated setbacks need to be addressed. Mrs. Rogers suggested that the case be tabled so that Mr. Jochum from Code Compliance may go out and check for setback issues and other violations. Mr. Defiore stated that the use of the TUP is not understood. Mr. Nichols made a motion to table the case till June 19, 2006 to allow time for code compliance to follow up and time for the staff to review the photos from the CD that was submitted into evidence. Mr. Szczepanski seconded the motion and the motion carried.

T2006-0020

Margaret Doyle, Life Estate

Ruby D. Perry was present to represent the applicant, and requesting a renewal of a Temporary Use Permit for three (3) years to allow a mobile home as a care giver's residence. There were eleven (11) notices sent. Of the eleven (11) notices sent, none were received in objection and five (5) were received in favor. There were no objections from

the audience. Mr. Nichols made a motion to approve the renewal of the Temporary Use Permit for three (3) years for a care giver's residence. Mr. Cole seconded the motion and the motion carried.

T2006-0022

William & Ruth Nichols

William Nichols was present and requesting a renewal of a Temporary Use Permit for three (3) years to allow a mobile home as a care giver's residence. There were eight (8) notices sent. Of the eight (8) notices sent, none were received in objection and one (1) was received in favor. Debbie Lankins from the audience was sworn in. Ms. Lankins had questions about clearing that was occurring on the property. When it was explained that there was not a relationship between this existing temporary use and the site work she was satisfied. Mr. Nichols made a motion to approve the renewal of the Temporary Use Permit for three (3) years for a care giver's residence. Mr. Cole seconded the motion and the motion carried.

V2006-0001

Wildwood Villages, LLC

The applicant was not present. Mr. Nichols made a motion to table the case to the end of the meeting. Mr. Mask seconded the motion and the motion carried.

R2006-0036

Robert & Essie Redding

Essie Redding was present and requesting a rezoning of 5.3 acres MOL from RR5 to RR1 to complete a lineal transfer. There were six (6) notices sent. Of the six (6) notices sent, none were received in favor and two (2) were received in objection. John Dyess and Troy Yarbrough from the audience were sworn in. Mr. Dyess and Mr. Yarbrough stated that they had heard the mobile home was going to be used as rental. Mrs. Redding stated at this time her plans were to use it as rental property but later on her son may build on it. Mr. Nichols explained the purpose of a lineal transfer. The property is in a platted subdivision. Mrs. Rogers stated that Mrs. Thies remembered that according to the plat the property could not be divided. Mrs. Thies made a motion to table the case to allow time to review the plat, the motion died. Mr. Nichols made the motion to recommend denial to the Board of County Commissioners to rezone 5.3 acres MOL from RR5 to RR1. Mr. Cole seconded the motion and the motion carried.

R2006-0042

William and Theda Barth

William Barth was present and requesting a rezoning of 1 acre MOL from a non-compliant A5 to R2C to bring the property into compliance with the Future Land Use Map. There were seven (7) notices sent. Of the seven (7) notices sent, none were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 1 acre MOL from a non-compliant A5 to R2C to bring the

property into compliance with the Future Land Use Map. Mr. Cole seconded the motion and the motion carried.

R2006-0044

Nancy Ann Hall

Nancy Ann Hall was present and requesting a rezoning of 1.4 acres MOL from a non-compliant A5 to RR1C to bring the property into compliance with the Future Land Use Map. There were four (4) notices sent. Of the four (4) notices sent, none were returned in favor and one (1) was received in objection. Ms. Hall stated there was an RV located on the property when they purchased it, but the RV is not being used as a residence. Mr. Nichols made the motion to recommend approval to the Board of County Commissioners to rezone 1.4 acres MOL from a non-compliant A5 to RR1C to bring the property into compliance with the Future Land Use Map. Mr. Cole seconded the motion and the motion carried.

R2006-0046

Terry & Carla McClung

Terry McClung applicant, was present and requesting a rezoning of 10.15 acres MOL from A5 to RR1C for the purpose of two (2) lineal transfers. There were eight (8) notices sent. Of the eight (8) notices sent, none were returned in favor and one (1) was received in objection. There were no objections from the audience. Mr. McClung stated that he is he deeding property to his son and daughter. Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 10.15 acres MOL from an A5 to RR1C to complete the lineal transfers. Mr. Cole seconded the motion and the motion carried.

V2006-0001

Wildwood Villages, LLC

The applicant was still not present. Mr. Nichols made a motion to extend the table to June 19, 2006. Mr. Cole seconded the motion and the motion carried.

Mrs. Rogers reminded the board members of the ZAB meeting to be held on June 12, 2006 and encouraged everyone to be present.

Mr. Nichols made a motion to adjourn the meeting at 7:18 pm. Ms. Thies seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board